



RMPB-R1850

January 21, 2022  
Revised February 7, 2022  
via Email

Borough of Rumson Planning Board  
c/o Fred Andre, Secretary  
80 East River Road  
Rumson, NJ 07760

**Re: Rumson Country Club  
Preliminary and Final Major Site Plan  
163 Rumson Road; Block 112, Lot 1  
Second Engineering Review**

Dear Board Members:

As requested, I have reviewed the preliminary and final site plan application, revised plans and supplemental information submitted for the above-referenced project. The plans were prepared by Jason L. Fichter, P.E., P.P., C.M.E. of Insite Engineering, LLC, dated July 12, 2021, **last revised December 15, 2021**, consisting of twelve (12) sheets.

The property in question currently consists of a private Country Club. The club includes but is not limited to, the Main Clubhouse, golf course, Riverhouse, marina, swimming pool and customary and incidental recreational uses such as tennis courts and trap and skeet shooting.

The applicant is the owner of the property in question and is requesting Preliminary and Final Major Site Plan approval to construct renovations to both the interior and exterior of the main clubhouse, as well as site improvements to the main parking lot and nearby area. Renovations will consist of expansion of the existing men's and women's locker rooms, enclosure of the existing rear patio, fireside seating, new covered front and rear porches, an 18<sup>th</sup> hole viewing area and roof top decking, and covered outdoor bar atop the women's locker room. In addition to the proposed clubhouse improvements, the applicant proposes site improvements including but not limited to a parking lot expansion, cart path, paver patio, concrete sidewalk, concrete curb, lighting, landscaping, and various drainage improvements.

The site (Block 112, Lot 1) is a 210 acre parcel located on the south side of Rumson Road with frontage along Rumson Road (County Route 520) and Club Way in the Single Family Residential (R-1) Zone. The proposed development is intended to improve upon the existing Golf Club which is a permitted use in the R-1 Zone. Completeness waivers, design waivers, and variances, as noted below, are required in conjunction with this subdivision application.

#### **A. Completeness Review**

Based on our review of the Major Site Plan application, the applicant has submitted all applicable checklist items, with the exception of the following:

1. **Item No. B2** – Notarized Signature of Owner and Applicant. (*I have no objection to the Board granting a completeness waiver provided the plans be revised to include the same as part of the next plan revisions or as a condition of approval.*)



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2. **Item No. B18** – Size and location of all existing structures and proposed structures with all setbacks dimensioned. *(I have no objection to the Board granting a completeness waiver for this item provided the plans be revised to include the same as part of the next plan revisions or as a condition of approval).*
3. **Item No. B19** – Size and location of all existing structures within 200' of the site. *(The plans show the location of all structures onsite; however, the location of all principal structures within 200 feet has not been provided. I have no objection to the Board granting a completeness waiver for this item provided that an aerial map of the subject property is provided as an exhibit during the public hearing).* **Addressed. An aerial map has been provided.**
4. **Item No. B22** – Any existing or proposed easements or land reserved for or dedicated to public use. *(The applicant should confirm if there are any existing or proposed easements. If so, I recommend copies be provided prior to the public hearing; if none, the plans must be revised to include a note indicating same.)*
5. **Item No. B24** – Location of streams, floodplains, wetlands, or other environmentally sensitive areas within 200' of the project site. *(I have no objection to the Board granting a completeness waiver for this item provided that an aerial map of the subject property is provided as an exhibit during the public hearing showing that no such features exist in the vicinity of the proposed improvements).* **Addressed. An aerial map has been provided.**
6. **Item No. B26** – List of design waivers required or requested. *(I have no objection to Board granting a completeness waiver for this item provided that the plans are revised to include same as part of the next plan revisions or as a condition of approval.)*
7. **Item No. C2.d** – Location of all streams, ponds, lakes, and wetland areas. *(I have no objection to the Board granting a completeness waiver for this item provided that an aerial map of the subject property is provided as an exhibit during the public hearing).* **Addressed. An aerial map has been provided.**
8. **Item No. C8** – Soil Borings with seasonal high-water table based on mottling data. *(I have no objection to the Board granting a completeness waiver provided the applicant provide testimony on the anticipated seasonal high water table and the potential impact that may have on the proposed basement expansion).*
9. **Item No. D1** – List of all Federal, State, regional and/or municipal approvals or permits required. *(I have no objection to the Board granting a completeness waiver provided the plans be revised to include the list as a condition of approval.)*
10. **Item No. D2** – Copies of any existing or proposed deed restrictions or covenants. *(The applicant should confirm if there are any existing or proposed deed restrictions on any part of the subject property. If so, I recommend copies be provided prior to the public hearing; if none, the plans must be revised to include a note indicating same.)*



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The application is administratively complete for the purpose of performing a first engineering review. At the public hearing for this application, I recommend the Planning Board memorialize the above-referenced completeness waivers. As noted above, we recommend that Items B19, B22, B24, C2.d, and D2 be provided prior to the public hearing. **Addressed. The application was deemed Complete by the Planning Board at its January 10, 2022 meeting.**

## **B. Engineering Review**

Based on my review of the site plan, I offer the following comments for the Board's consideration. New or updated comments are identified in **bold**.

### **1. Planning and Zoning**

- 1.1. Section 16-1.4 of the Borough Ordinance indicates that significant specimen trees shall not be removed without first obtaining variance relief. The applicant is proposing to remove two significant specimen trees (a 37" Pin Oak and a 48" Pin Oak) due to a conflict with the proposed footprint of the building addition. A bulk 'c' variance is therefore required.
- 1.2. Section 22-9.2.a.4(a) of the Borough Ordinance indicates that curbing shall be required for drainage, safety and protection of pavement edging. The applicant is proposing to expand the existing parking lot but has not proposed curbing around the outer limits. We note that it appears the applicant is utilizing the existing grading and drainage patterns to sheet flow the runoff to various yard inlets. A design waiver will be required if curb is not proposed. **The applicant has indicated that curb will not be provided. A design waiver is therefore required.**
- 1.3. Section 22-9.2.b.5 of the Borough Ordinance states that one parking space shall be provided for every 100 square feet of gross floor area for a Private Club (Country Club) use. Given that the applicant is proposing a total increase of 8,702 gross square feet of floor area, 87 total spaces are required, whereas only 37 total spaces are proposed at this time. We note that the applicant was previously granted a parking variance; however, due to the proposed development at this time, it appears the applicant will be intensifying the existing parking deficiency. A bulk 'c' variance is therefore required.
- 1.4. Section 22-9.c.1 of the Borough Ordinance states that all buildings or groups of buildings having over 10,000 square feet of gross floor area erected and occupied by any use other than residential shall provide at least one truck standing, loading and unloading space on the premises not less than twelve (12') feet in width, thirty-five (35') feet in length and with a minimum vertical clearance of fourteen (14') feet. Based on the proposed gross floor area a minimum of one truck loading space is required, whereas none are proposed at this time. A design waiver is therefore required.
- 1.5. Section 22-9.3.c.3 Exhibit 9-10 of the Borough Ordinance requires that parking aisles be paved with a minimum asphalt surface course of 1.5 inches thick (HMA Mix 12.5M64) and an asphalt base course that is 3.5 inches thick (HMA 19M64) for a total of 5 inches of asphalt. Additionally, the Gravel Base Course (DGA or RCA) shall be installed at a



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minimum of 6" thick. The applicant is currently proposing to install 2" of HMA 9.5M64 and 4" of HMA 19M64 for a total of 6" of asphalt and 4" of DGA. I have no objection to the asphalt sections as shown; however, the plans shall be revised to indicate a minimum of 6" of DGA, or a design waiver will be required. **Addressed. The plans have been revised to include 6" of DGA.**

- 1.6. Section 22-9.3.c.4 Exhibit 9-11 of the Borough Ordinance indicates that a minimum of 0.5 footcandles is required within parking areas, whereas a small area across three spaces along the northwestern portion of the parking lot appears to have lighting levels below 0.5 footcandles. The plans shall be revised to provide the required lighting, or a design waiver will be required. **Addressed. The plans have been revised to provide for a minimum of 0.5 footcandles. A design waiver is no longer required.**

## **2. Site Layout/Requirements and Traffic Circulation**

- 2.1. Section 22-9.2.b.5, Exhibit 9-2 of the Borough Ordinance indicates that for Private Club uses (Country Club), a minimum of 1.0 parking spaces per 100 square feet of gross floor area shall be provided. We note that the applicant is proposing a gross floor area addition of 8,702 square feet. The following is the proposed parking requirement.

Required: (1.0 parking spaces/100 square feet of gross floor area) x (8,702 sf)  
**Total Required: 87 spaces**

Proposed: 37 spaces  
**Total Proposed: 37 spaces**

Based on the Ordinance requirement, the applicant is proposing a deficient amount of parking. The applicant shall provide additional testimony on the anticipated parking demand versus the proposed number of spaces. We note that the applicant was previously granted a variance for a parking deficiency, however, the applicant appears to be intensifying the existing non-conformity. The applicant shall also indicate if the proposed expansion will allow for new members or if the membership count is anticipated to remain the same.

- 2.2. Section 22-9.2.c.1 of the Borough Ordinance requires a minimum of 1.0 loading space per building/group of buildings in excess of 10,000 square feet of gross floor area. Buildings or groups of buildings in excess of 15,000 square feet of gross floor area shall be required to provide additional off-street loading spaces as determined by the Board Engineer. We note that the applicant is proposing an addition of 8,702 square feet of gross floor area to an existing 11,946 square foot building, for a total of 20,648 square feet, whereas it does not appear that any loading spaces exist or are proposed. The applicant shall provide testimony on the existing loading space deficiency. The applicant shall also discuss the current and anticipated loading demand.
- 2.3. Section 22-9.2.b.4 of the Borough Ordinance states that accessible parking spaces shall be provided in accordance with the requirements of the Barrier Free Subcode (N.J.A.C. 5:23-



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7 et seq.). 6 ADA accessible parking space are required, whereas 6 ADA accessible parking spaces are proposed. Therefore, the plans comply.

- 2.4. Section 208.2.4 of the 2010 ADA Standards for Accessibility indicates that for every six or fraction of six parking spaces, at least one shall be a van parking space. The applicant is proposing one van accessible handicap parking space, whereas one is required. Therefore, the plans comply.
- 2.5. A note shall be added to the plans to indicate all improvements shall be constructed in accordance with the current ADA Accessibility Standards. The plans shall be revised accordingly. **Addressed.**
- 2.6. The applicant is proposing to construct Belgian block curb islands within the parking area. The plans shall be revised to include a Belgian block curb detail.
- 2.7. The applicant has indicated various locations dedicated to golf cart parking. The applicant shall clarify if these spaces are to be delineated in any particular way, as well as if they are to be constructed of any specified material. Similar information shall be provided on the material to be used on the proposed cart path.
- 2.8. The Site Layout Plan shall be revised to clearly label and dimension all proposed improvements specifying material for items such as curb, sidewalk, pavers, patio, porch, fences, retaining walls, cart paths, cart spaces etc.
- 2.9. The applicant has indicated that a pylon ground sign is proposed within the expanded parking lot. We note that the applicant has not provided specific sign information, but has indicated all requirements will be met. The applicant shall provide further information on the proposed sign, including but not limited to content, text size, colors, illumination, sign size, etc. Additionally, a detail shall be added indicating the sign specifics. All signage shall be required to comply with Section 22-7.24 of the Borough Ordinance.
- 2.10. The applicant is proposing a stop bar and associated stop bar detail but has not specified a striping material. The plan and detail shall be revised accordingly.
- 2.11. The applicant has provided a traffic arrow marking detail indicating the use of three different traffic markings, whereas one is proposed with this application. The detail shall be revised to remove the turn arrows not being constructed with this project.
- 2.12. The applicant has not submitted a Traffic Report or Traffic Impact Statement. The applicant's engineer shall provide testimony on the potential traffic impact of the proposed improvements in the residential area, specifically on local roads, including testimony relative to Club Way and Rumson Road. We defer further review and approval of traffic impacts on Rumson Road to Monmouth County.



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### **3. Grading and Drainage**

- 3.1. The applicant's engineer shall review the proposed grading at all ramps as the indicated slopes do not match the proposed spot shots and/or contours. Any ramps not associated with a curb ramp that are greater than 5.0% shall be designed in accordance with Section 405 of the 2010 ADA Standards. **Continuing comment. Appropriate construction details shall be provided and include all necessary landings, railings, edge protection, etc.**
- 3.2. The applicant's engineer shall review and revise the proposed curb elevations at the west corner of the large parking lot island adjacent to the handicap parking spaces. As currently proposed, there is a nearly 11" high curb reveal. **Addressed.**
- 3.3. The applicant's engineer shall review the grading on the west side of all parking lot curbed islands to ensure that there will be no ponding, as there is minimal slope in many areas. In particular, the grading shall be revised, or an additional spot shot provided, at the eastern island as it is currently shown flat.
- 3.4. The applicant appears to be proposing various walls between the clubhouse and parking lot. Additional information on the proposed walls shall be provided, including but not limited to height, material, top of wall and bottom of wall spot shots at corners and endpoints of all walls. Please note any wall exceeding 3 feet in height shall be designed by a professional engineer licensed in the State of NJ, and signed and sealed structural plans, details and calculations shall be provided accordingly.
- 3.5. The proposed area of disturbance exceeds 1 acre and the increase in impervious surface exceeds 0.25 acre, therefore, the project is considered a "major development" as defined by N.J.A.C. 7:8 and is subject to the NJDEP Stormwater Management standards.
- 3.6. The Stormwater Management Report indicates a slight increase in post-development peak flow (less than 1 CFS). However, the runoff does not leave the site as it is detained within the existing wet pond and reused for irrigation. Moreover, the site ultimately discharges into the Shrewsbury River, which is a tidal water body. The site is therefore exempt from the stormwater quantity requirements of meeting the reductions for the 2, 10 and 100-year storm event peak runoff.
- 3.7. This project increases the regulated motor vehicle surface area by more than 0.25 acres; therefore, the water quality requirements are applicable per N.J.A.C. 7:8-5.5. The applicant indicates that the project meets the water quality requirements by using the existing irrigation pond and overland flow of stormwater across grassed areas to reduce the post-construction load of total suspended solids (TSS) per N.J.A.C. 7:8-5.5. The applicant's engineer shall provide additional information on water quality as it does not appear that the Borough and NJDEP standards for TSS removal rates have been met. Grass swales have a removal rate of 50%, and wet ponds are only permitted with a waiver or variance. **Addressed. The Stormwater Management Report has been revised to clarify that a portion of the existing drive aisle is being removed and that the net increase of**





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**regulated motor vehicle surface area is 0.22 acres. Water quality requirements are therefore not applicable.**

- 3.8. The applicant indicates that the project is located within Planning Area 1 and the groundwater recharge does not apply to the project, in accordance with N.J.A.C. 7:8-5.4(a)2ii.
- 3.9. The applicant shall quantify the following areas in the report,
  - a. Total new impervious area
  - b. Reconstructed pavement area requiring 50% reduction in TSS for water quality
  - c. New impervious area requiring 80% reduction in TSS for water quality.

**Addressed. The applicant has clarified that water quality requirements are not applicable for this development.**

- 3.10. The applicant shall include the southwestern portion of the site in the Pre and Post Development Flow Calculations.
- 3.11. The applicant shall provide the existing irrigation pond data and demonstrate the impact of the existing pond in proposed conditions. **Addressed. The applicant has revised the stormwater report to include this information.**
- 3.12. The applicant shall provide the project site on the NJ State planning area map to verify that the project is located in a PA1.
- 3.13. The applicant shall provide the pipe calculations for review.
- 3.14. The applicant shall provide A-inlet details for review.
- 3.15. The Stormwater Management Report shall be revised upon the revision of calculations.
- 3.17. The applicant shall submit an Operations and Maintenance (O&M) Manual for the stormwater management system indicating the name/contact information of the person (s) responsible for the preventative and corrective maintenance tasks and schedules.
- 3.18. The applicant shall fill out, to the extent possible, and provide a draft copy of the "Tier A MS4 NJPDES Permit – Attachment D – Major Development Stormwater Summary" form for review.

#### **4. Landscaping and Lighting**

- 4.1. Section 22-8.4.f.1 the Borough Ordinance states that in parking lots, at least 5% of the interior parking area shall be landscaped with plantings, and one tree for each 10 spaces shall be installed. Given the applicant is proposing a total of 97 spaces for the main parking lot improvements, 10 trees are required. The applicant exceeds this requirement.



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- 4.2. The applicant has indicated that several mature trees will be removed to construct the proposed Clubhouse renovations and parking lot expansion, including two significant specimen trees (37" Pin Oak & 48" Pin Oak). Per Section 16-1.4 of the Borough Ordinance, variance relief is required to remove these trees.
- 4.3. The applicant has submitted a Landscaping Plan indicating a number of trees to be preserved. A tree protection detail shall be provided.
- 4.4. The plans must be revised to include a note stating that all landscaping shall be guaranteed for two years.
- 4.5. Section 22-9.3.c.4 Exhibit 9-11 indicates the illumination requirements for all proposed developments. Based on the provided footcandle diagrams, it appears the lighting levels are being met in most areas of the parking lot, however a small area along the northwestern edge of the parking area is not meeting the 0.5 footcandle requirement. Therefore, the plans shall be revised to comply. **Addressed. The lighting has been revised to provide the minimum required levels.**
- 4.6. Based on the proposed light pole and tree planting locations, the indicated lighting levels may be impacted by the mature height and width of the trees. Further testimony shall be provided to confirm there will be no conflicts between the trees and the lighting.
- 4.7. Light pole foundation calculations must be provided to the building department for review and approval.

## **5. Utilities**

- 5.1. The plans indicate the location of some of the proposed utility services; however, all utilities should be shown. The plans should be revised to show the location of all existing and proposed utility mains and services, including but not limited to water, sewer, electric, gas, and telephone.
- 5.2. The applicant is proposing cleanouts and cleanout protection boxes for the proposed storm drain. The cleanout locations shall be identified on "Site Layout Plan" (Sheet 3) as well as the "Grading, Drainage & Utility Plan" (Sheet 5).

## **6. General**

- 6.1. The plans must be revised to include a notarized signature section on the "owners" signature block that has been signed and notarized by the owner/applicant.
- 6.2. The applicant shall provide testimony on the trash and recyclables to be generated with the proposed additions, along with the process, times, and frequency of refuse pickup. As indicated in Ordinance Section 22-7.15, outside refuse disposal is not permitted, except when properly contained secured in connection with the construction of a refuse enclosure.





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Testimony shall be provided on current refuse disposal and the anticipated increase in refuse generated due to the expansion in site facilities.

- 6.3. Section 22-7.39 of the Borough Ordinance states that the bottom of the floor slab of a basement shall be a minimum of two (2') feet above the seasonal high-water table (SHWT) based on mottling data prior to construction. Additionally, the bottom of any proposed sump pit shall also be a minimum of two (2') above the seasonal high-water table. The applicant has not provided the required soil borings to confirm SHWT Elevation; however, an existing basement exists on site which the applicant is proposing to expand. The applicant should be aware that soil borings may be required for construction permits.
- 6.4. The applicant shall revise the notes provided in the ADA Accessible Sidewalk and Curb Ramp Detail. Several curb ramp types and tables are referenced which are not provided within the construction details. The plans shall be revised to reflect what is proposed with this project.
- 6.5. In accordance with the Americans with Disabilities Act, when a primary function area of a building is altered, the path of travel to the altered area and the amenities serving the altered area must be made accessible (building entrance, access routes, restrooms, drinking fountains, etc.), unless the costs for these changes exceeds 20% of the cost of the overall alteration. The applicant's architect shall provide testimony on the proposed upgrades and how this requirement is being met. We defer further review and approval to the Construction Official.
- 6.6. As a condition of approval, the applicant must post an inspection fee, as necessary. Detailed estimates will be provided at a later date.
- 6.7. As a condition of any approval, the applicant shall be required to replace and/or repair any pavement or public improvements along the property frontage damaged as part of construction. A note should be added to the site plan indicating same.
- 6.8. The Zoning Compliance Chart provided on Sheet 3 shall be revised to include an updated list of the variances and design waivers required and requested.
- 6.9. We defer to the Borough Fire Official for review of the application with respect to emergency vehicle access and maneuvering.
- 6.10. The applicant has indicated a general phasing sequence for the proposed construction. Additional testimony shall be provided on the project time tables and sequencing.
- 6.11. The applicant must obtain an approval or a "Letter of No Interest" from the following agencies:
  - a. Freehold Soil Conservation District.
  - b. New Jersey Department of Environmental Protection.
  - c. Monmouth County Planning Board.



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If you have any questions or require additional information, please call.

Very truly yours,

T&M ASSOCIATES

THOMAS P. NEFF, P.E., P.P., C.M.E., C.F.M.  
RUMSON PLANNING BOARD ENGINEER

cc: Thomas S. Rogers, Borough Administrator  
Helen Graves, Chief Financial Officer  
David M. Marks, P.E., Borough Engineer  
Michael B. Steib, Esq., Planning Board Attorney  
Rumson Country Club, Applicant  
Jason L. Fichter, P.E., P.P., C.M.E., Applicant's Engineer  
John B. Anderson, III., Esq., Applicant's Attorney